

**Note: The following case(s) is/are included in this ad.**

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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-161</u></a>	<a href="#"><u>BLACK CREEK L. C. &amp; BLACK CREEK TRUST</u></a>
<a href="#"><u>04-424</u></a>	<a href="#"><u>VILLAGE SHOPPING CENTER TRUST L. L. C. &amp; COUNTRY CLUB TRUST L. L. C.</u></a> (F/K/A: JOSE MILTON & VILLAGE SHOPPING CENTER TRUST)
<a href="#"><u>04-460</u></a>	<a href="#"><u>THE DIRECTOR OF THE DEPARTMENT OF PLANNING &amp; ZONING</u></a>

APPLICANT: BLACK CREEK L. C. & BLACK CREEK TRUST

BLACK CREEK L. C. & BLACK CREEK TRUST are appealing the decision of Community Zoning Appeals Board #15, which denied the following:

- (1) AU to RU-1M(a)
- (2) UNUSUAL USE to permit lake excavations.

Plans are on file and may be examined in the Zoning Department entitled "Old Silver Palm Trail," as prepared by Bellon, Milanese, Architects, dated 12-10-03 and consisting of 10 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: A portion of Tract 3 of AMENDED PLAT OF EAST DIXIE PARK, Plat 31, Page 61, and a portion of the right-of-way of S.W. 224<sup>th</sup> Street, lying north of and adjacent to said Tract 3 (said right-of-way closed by Resolution No. 7275), and a portion of the west ½ of Section 17, Township 56 South, Range 40 East, all being particularly described as follows:

Commencing at the Southwest corner of the NW ¼ of the SW ¼ of Section 17, Township 56 South, Range 40 East; thence run N89°16'32"E along the south line of the said NW ¼ of the SW ¼ of Section 17 for a distance of 531.64' to a Point of intersection with the east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821); thence run N0°48'42"W along said east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821); for a distance of 50' to the Point of beginning of the tract of land herein described; thence from the above established Point of beginning run the following courses and distances along the said east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821), N0°48'42"W for 497.94'; N01°05'51"E for 300.17'; N0°48'42"W for 529.71' to a Point of intersection with the south right-of-way line of Old Cutler Road said point lying on a circular curve concave to the north and bearing S08°46'03"W from the center of said curve; thence departing the said east right-of-way line of Homestead Extension of Florida's Turnpike (State Road No. 821) run the following courses and distances along the said south right-of-way line of Old Cutler Road; along said circular curve to the left having for its elements a radius of 2,914.93' and a central angle of 10°41'55" for an arc distance of 544.29' to the Point of tangency of said curve N88°04'08"E for 380.06' to a Point of intersection with the W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek); thence departing the said south right-of-way line of Old Cutler Road run the following courses and distances along the said W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek); S02°01'55"E for 5.26'; S07°34'00"W for 727.16' to the beginning of a circular curve to the left; thence to the left along said curve having for its elements a radius of 760' and a central angle of 45°43'36" for an arc distance of 606.54' to a Point of intersection with a line that is 50' north of and parallel to the south line of the north ½ of the SW ¼ of said Section 17 said point bearing S51°50'24"W from the center of said curve; thence departing the W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek) run S89°16'32"W along a line that is 50' north and parallel to the said south line of the north ½ of the SW ¼ of said Section 17 for a distance of 973.93' to the Point of beginning. AND: PARCEL 2: That portion of the SW ¼ of the SW ¼ of Section 17,

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APPLICANT: BLACK CREEK L. C. & BLACK CREEK TRUST

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Township 56 South, Range 40 East, lying e/ly of the following described Florida Turnpike right-of-way.

Commence at the Southwest corner of said Section 17; thence N89°22'47"E along the south line of said Section 17, as a basis of bearings of 224.76' to the intersection with the W/ly right-of-Way line of S. R. No. 821 (Florida's Turnpike), Florida State Department of Transportation Right-of-Way map, Section #87005-2305, said point being the Point of beginning of the herein described parcel of land; thence N00°48'42"W along said west Right-of-Way line for 1,332.49' to the north line of the SW ¼ of the SW ¼ of said Section 17; thence N89°16'30"E along the north line of the SW ¼ of the SW ¼ of said Section 17 for 300' to the intersection with the E/ly line of said S. R. #821 (Florida's Turnpike); thence S00°48'42"E for 1,333.04' to the south line of the SW ¼ of the SW ¼ of said Section 17; thence S89°22'47"W for 300' to the Point of beginning.

AND: PARCEL 3: Right-of-Way for drainage outfall, right of Station 5084-77.29 (Centerline of Project). That part of the NE ¼ of the SW ¼ lying W/ly of Black Creek Canal (Canal C-1), and Tract 3 of AMENDED PLAT EAST DIXIE PARK, Plat book 31, Page 61, all lying and being in Section 17, Township 56 South, Range 40 East, lying within the following described boundaries, to wit:

Commence at the Northwest corner of the SW ¼ of Section 17, Township 56 South, Range 40 East; run thence S01°06'28"E (bearing derived from the Florida State System of Plane Coordinates) along the W/ly boundary of said Section 17, 1,332.11' to a point; run thence N89°16'31"E, 531.64' to the Point of beginning of the herein described parcel; thence run N00°48'42"W, 50' to a point; thence run N89°16'31"E, 973.64' to a Point of intersection with the existing W/ly right-of-way line of Black Creek Canal (Canal C-1), said point being on a curve, concave to the Northeast, having a radius of 760'; thence from a tangent bearing S38°10'38"E, run SE/ly along said curve 65.20', through a central angle of 04°54'57", to a point on said curve; thence, from a tangent bearing S43°05'35"E, run S89°16'31"W, 1,015.39' to the Point of beginning.

LOCATION: The Southeast corner of the Homestead Extension of Florida's Turnpike and Old Cutler Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50± Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANTS: VILLAGE SHOPPING CENTER TRUST L. L. C. & COUNTRY CLUB TRUST L. L. C. (F/K/A: JOSE MILTON & VILLAGE SHOPPING CENTER TRUST)

VILLAGE SHOPPING CENTER TRUST L. L. C. & COUNTRY CLUB TRUST L. L. C. (F/K/A: JOSE MILTON & VILLAGE SHOPPING CENTER TRUST) are appealing the decision of Community Zoning Appeals Board #5, which denied the following:

- (1) BU-1A to RU-4

REQUEST #1 ON THE SOUTHERN PARCEL

- (2) UNUSUAL USE for entrance features – to wit: gated entrances, guardhouses and a decorative fountain.
- (3) MODIFICATION of Condition #3 of Resolution Z-190-71, passed and adopted by the Board of county Commissioners and last modified by Resolution 4-ZAB-98-85, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: “3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled ‘Apartments Conversion for Country Club Towers,’ as prepared by Salvador M. Cruxent, Architect, dated 12-20-84 and consisting of 3 pages.”

TO: “3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled ‘Country Club Towers Second Phase II,’ as prepared by Salvador M. Cruxent, Architect, dated, signed & sealed 1/31/05 consisting of 11 sheets and landscape plans prepared by EGS2 Corp., dated signed and sealed 2/17/05 and consisting of 8 sheets.”

The purpose of request #3 is to permit the applicant to submit new site plans for a residential apartment development on the southern parcel and showing pedestrian and vehicular connectivity to the existing development on the northern parcel.

REQUEST #2 & #3 ON THE NORTHERN & SOUTHERN PARCELS

- (4) DELETION of 3 Agreements as recorded in Official Record Book 7397, Pages 597 through 609 and Pages 620 through 625.

The purpose of request #4 is to allow the applicant to release the aforementioned agreements from the subject property which tied the residential parcel to a site plan.

REQUEST #4 ON THE NORTHERN PARCEL

- (5) Applicant is requesting to permit a proposed parking garage setback 20' from the south and 15' from the east property lines (25' required for both).
- (6) Applicant is requesting to permit all buildings spaced 20' from each other (30' required where doors, windows or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site).

REQUESTS #5 & #6 ON THE SOUTHERN PARCEL

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APPLICANTS: VILLAGE SHOP CNTR. & COUNTRY CLUB, TRUSTEES      PAGE TWO

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 & #4 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #5 & #6 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: NORTHERN TRACT: Tract "A", COUNTRY CLUB TOWERS SUBDIVISION, Plat book 117, Page 2. AND: SOUTHERN TRACT: Tract "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER, Plat book 99, Page 61.

LOCATION: 6790 N.W. 186 Street & 18255-18345 N.W. 68 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.3 Acres

BU-1A (Business – Limited)  
RU-4 (Apartments 50 units/net acre)  
RU-4M (Modified Apartment House 35.9 units/net acre)  
RU-4L (Limited Apartment House 23 units/net acre)

APPLICANT: THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING

AU, BU-1, BU-1A, BU-2, BU-3, EU-M, GU, IU-1, IU-3, IU-C, RU-1, RU-2, RU-3, RU-3M, RU-4A, RU-4L, RU-5A & RU-TH to NCUCD

SUBJECT PROPERTY: Begin at the Northeast corner of the SE ¼ of Section 27, Township 56 South, Range 39 East; thence west along the centerline of S.W. 256 Street for a distance of 1,877'± to the centerline of State Highway #5; thence SW/ly along the centerline of State Highway #5 for 285'± to a point; thence N47°04'12"W for 300'± to the centerline of S.W. 256 Street; thence west along S.W. 256 Street center for 1,600'±; thence S40°34'07"W for 2,380'± to theoretical W/ly right-of-way of S.W. 147 Avenue; thence south along the theoretical W/ly right-of-way of S.W. 147 Avenue for 850'± to the N/ly right-of-way of S.W. 246 Street; thence west along the N/ly line of S.W. 264 Street for 1,287'± to the theoretical centerline of S.W. 149 Avenue; thence south along S.W. 149 Avenue for 1,030'± to the N/ly right-of-way of Canal C-103 north; thence SE/ly along the north line of the canal for 2,450'± to the centerline of S.W. 272 Street; thence east along S.W. 272 Street centerline for 2,340'± to the centerline of S.W. 142 Avenue; thence north along S.W. 142 Avenue for 682'± to the centerline of S.W. 270 Street; thence east for 1,050'± to the W/ly line of the FEC easement; thence SE/ly along the west line of the FEC easement 895'± to the centerline of S.W. 272 Street; thence east 1,080'± to S.W. 137 Avenue; thence north along S.W. 137 Avenue for a distance of 5,280'± to the Point of beginning.

LOCATION: South of S.W. 256 Street, north of S.W. 272 Street, west of S.W. 137 Avenue & east of S.W. 149 Avenue; Southeast of the Urban Development Boundary Line & Northeast of Canal C103N, Miami-Dade County, Florida.

SIZE OF PROPERTY: 668 Acres

AU (Agricultural – Residential)  
BU-1 (Business – Neighborhood)  
BU-1A (Business – Limited)  
BU-2 (Business – Special)  
BU-3 (Business – Liberal)  
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)  
GU (Interim)  
IU-1 (Industry – Light)  
IU-3 (Industry – Unlimited)  
IU-C (Industry – Conditional)  
RU-1 (Single Family Residential)  
RU-2 (Two Family Residential)  
RU-3 (Four Unit Apartment)  
RU-3M (Minimum Apartment House 12.9 units/net acre)  
RU-4A (Apartments 50 units/net acre, hotel/motel 75 units/net acre)  
RU-4L (Limited Apt. House 23 units/net acre)  
RU-5A (Semi-Professional Offices)  
RU-TH (Townhouse – 8.5 units/net acre)  
NCUCD (Naranja Community Urban Center District)